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RATIFICATION AND AMENDMENT OF OIL AND GAS LEASE

STATE OF TEXAS }
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 COUNTY OF TARRANT } **KNOW ALL MEN BY THESE PRESENTS THAT:**

WHEREAS, on the date of August 28, 2007, RON K. TAYLOR, AS MANAGER FOR 5209 BRYANT IRVIN MINERALS, LLC whose address is 14285 Midway Rd. Suite 300, Addison, TX 75001, as Lessor, executed an Oil and Gas Lease (hereinafter referred to as "Lease"), in favor of VARGAS ENERGY, LTD. whose address is 4200 S. Hulen St. Suite 614, Fort Worth, TX 76109, as Lessee, recorded at instrument D207327703, of the Official Public Records of the Tarrant County Clerk, Tarrant County, Texas; and which Oil and Gas Lease was subsequently assigned to XTO ENERGY INC., whose address is 810 Houston St. Fort Worth, TX 76102, as Assignee, dated February 13, 2008 and recorded at instrument D208072411, of the Official Public Records of the Tarrant County Clerk, Tarrant County, Texas.

WHEREAS, said Lease incorrectly omitted part of the legal description which correctly is: 20.0 acres, more or less, out of the J.F. Heath Survey, Abstract No. 641, Tarrant County, Texas, being all of Lot 2, Block 7, City View Phase II, an addition to the City of Fort Worth, Texas, according to the Plat, recorded in Volume 388-181, Page 27, Plat Records, Tarrant County, Texas, and being the same land described in that certain Special Warranty Deed, dated June 28, 2002, from WXI/SPN Real Estate Limited Partnership to Trivest Cameron Creek LP, recorded in Volume 15785, Page 173 (Instrument No. D202179813) as corrected by that certain Correction Special Warranty Deed, recorded in Volume 16013, Page 14, (Instrument No. D202276034), Official Public Records, Tarrant County, Texas (the "Subject Lands").

WHEREAS, the undersigned Lessor of the lands covered by said Lease, desires to correct the legal description to match the Subject Lands legal description as noted above, as well as ratify and confirm said Lease and all of the terms and provisions thereof, including, but not limited to, the pooling provisions of the Lease.

NOW, THEREFORE, for and in consideration of the premises and One Dollar (\$1.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged and confessed, the undersigned does hereby adopt, ratify and confirm said Lease, as to all of the terms and provisions therein, and does hereby lease, grant, demise, and let the interest of the undersigned in the land covered by the said Lease, unto Lessee, its successors and assigns,

subject to and in accordance with all of the terms and provisions of the said Lease.

The undersigned hereby further declares that the said Lease in all of its terms and provisions is a valid and subsisting Oil, Gas and Mineral Lease and declares that said Lease is binding upon the undersigned, and the undersigned's successors and assigns.

IN WITNESS WHEREOF, this Amendment is executed this 10th day of March, 2010; with an Effective Date of August 28, 2007.

5209 BRYANT IRVIN MINERALS, LESSOR

By:


RON K. TAYLOR, MANAGER

STATE OF TEXAS }

COUNTY OF Dallas }

This instrument was acknowledged before me on the 10th day of March, 2010, by Ron Taylor, Manager




Notary Public, State of Texas